

ORDINANCE NO. 000518-58

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

THREE TRACTS OF LAND OUT OF THE ORIGINAL CITY OF AUSTIN, FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-HISTORIC-CONDITIONAL OVERLAY (DMU-H-CO) COMBINING DISTRICT FOR TRACT ONE, GENERALLY KNOWN AS THE ALLEN-WILLIAMS HOUSE, AND DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-CO) COMBINING DISTRICT FOR TRACTS TWO AND THREE, LOCALLY KNOWN AS 1206 SAN ANTONIO STREET AND 505 WEST 13TH STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in File C14-99-2066, as follows:

Tract 1: From General Office (GO) district to Downtown Mixed Use-Historic-Conditional Overlay (DMU-H-CO) combining district.

The south 80 feet of Lot 5, Block 151, Original City of Austin, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas,

Tract 2: From General Office (GO) district to Downtown Mixed Use-Conditional Overlay (DMU-CO) combining district.

The south 80 feet of Lot 6, Block 151, Original City of Austin, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas,

Tract 3: From General Office (GO) district to Downtown Mixed Use-Conditional Overlay (DMU-CO) combining district.

Lot 7, Block 151, Original City of Austin, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas, (the "Property")

generally known as the Allen-Williams House, locally known as 1206 San Antonio Street and 505 West 13th Street, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 trips per day.

PART 3. The Property identified as Tract 1 (the Allen-Williams House) within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A structure or portion of a structure may not exceed a height of 60 feet above ground level on the property.
2. The following uses of the Property are prohibited:

Cultural Services	Day Care Services (Commercial)
Day Care Services (General)	Day Care Services (Limited)
Guidance Services	Hospital Services (General)
Hospital Services (Limited)	Local Utility Services
Maintenance and Service Facilities	Private Primary Educational Facilities
Private Secondary Educational Facilities	Public Primary Educational Facilities
Public Secondary Educational Facilities	Administrative and Business Offices
Arts and Craft Studio (General)	Arts and Craft Studio (Limited)
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (Of any type)
Business or Trade School	Business Support Services
Cocktail Lounge	Commercial Off-Street Parking
Communication Services	Consumer Repair Services
Consumer Convenience Services	Exterminating Services
Financial Services	Food Sales
Funeral Services	General Retail Sales (Convenience)

General Retail Sales (General)
Indoor Entertainment
Laundry Services
Vehicle Storage
Limited Warehousing and Distribution
Club or Lodge
Community Recreation (Private)
Residential Treatment
Telecommunication Tower
Transportation Terminal

Hotel-Motel
Indoor Sports and Recreation
Theater
Custom Manufacturing
College and University Facilities
Communication Service Facilities
Community Recreation (Public)
Safety Services
Transitional Housing

PART 4. The Property identified as Tract 2 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A structure or portion of a structure may not exceed a height of 70 feet above ground level on the property.
2. A structure or portion of a structure that exceeds a height of 60 feet above ground level may not be constructed within 10 feet of the historic building (the Allen-Williams House) on Tract 1.

PART 5. The Property identified as Tract 3 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A structure or portion of a structure may not exceed a height of 80 feet above ground level on the property.
2. A structure or portion of a structure that exceeds a height of 40 feet above ground level may not be constructed within 20 feet from the 13th Street right-of-way.

PART 6. The Property identified as Tracts 2 and 3 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses of the Property are prohibited:

Automotive Rentals
Automotive Sales
Drop-Off Recycling Collection Facility
Funeral Services
Indoor Entertainment
Outdoor Entertainment

Automotive Repair Services
Automotive Washing (Of any type)
Extermination Services
General Retail Sales (Convenience)
Indoor Sports and Recreation
Pawn Shop Services

Telecommunication Tower
Service Station
Local Utility Services
Safety Services
Liquor Sales

Restaurant (Drive-In, Fast Food)
Guidance Services
Residential Treatment
Cocktail Lounge

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.


PART 7. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 8. This ordinance takes effect on May 29, 2000.

PASSED AND APPROVED

May 18, 2000

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Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

